



County of Santa Barbara Planning and Development

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NOTICE OF AVAILABILITY OF THE DRAFT NEGATIVE DECLARATION FOR THE PROPOSED Moore Ranch New Single-Family Dwelling, Guesthouse, and Barns Case No. 20LUP-00000-00040

PROJECT DESCRIPTION: The applicant proposes construction of a new single-family dwelling, a guesthouse, and two storage barns located at 2389 Refugio Road in the Gaviota Area.

PROJECT LOCATION: The project site is located at 2389 Refugio Road, APN 081-040-044, in the Gaviota Coast Plan area, Third Supervisorial District.

PUBLIC COMMENT: The County of Santa Barbara Planning and Development Department (P&D) is soliciting comments on the adequacy and completeness of 22NGD-00000-00009. You may comment by submitting written or oral comments to the project planner identified below prior to the close of public comment on September 16, 2022 at 5 p.m. Due to the non-complex nature of the project, a separate environmental hearing will not be held.

PROJECT DETAILS: The project is a request to allow construction of a new approximately 2,000 square foot single family dwelling with 823 square feet of covered porch area, an 800 square foot guesthouse with a 100 square foot covered porch, and two storage barns of 2,200 square feet and 864 square feet. One new aboveground 5,000-gallon water storage tank is proposed for fire protection. Grading will include approximately 100 cubic yards of cut and 240 cubic yards of fill. Water and sanitary services will be provided by an existing private well, and a new private septic system, respectively. An existing unpermitted culvert, which is located west of the proposed dwelling and runs under the existing well access road, will be permitted and expanded as a part of the project. The expansion includes replacement of the single 18-inch culvert with two 18-inch culverts. Access will be provided from an existing private 12-foot wide all-weather gravel driveway off Refugio Road that will be improved as part of the project. Proposed driveway improvements include a new all-weather gravel turnout area and an approximately 50-foot paved section. Surface materials for all other portions of the existing driveway will remain as all-weather gravel. Fire protection will be provided by the Santa Barbara County Fire Department. The project will include vegetation clearance and pruning for fuel modification purposes, in accordance with Santa Barbara County Fire Department requirements. Two oak trees are proposed for removal. The project will include approximately 4,715 square feet of new landscaping. The project site is located on a 92.2-acre parcel, zoned AG-II-100, and shown as Assessor's Parcel Number (APN) 081-040-044, located at 2389 Refugio Road in the Gaviota Coast Plan Area, Third Supervisorial District.

ENVIRONMENTAL REVIEW FINDINGS: P&D has prepared a Draft Mitigated Negative Declaration (22NGD-00000-00009) pursuant to Section 15073 of the State Guidelines for the Implementation of the California Environmental Quality Act (CEQA) and the County of Santa Barbara Guidelines for the Implementation of CEQA. P&D's issuance of a Mitigated Negative Declaration (MND) affirms our opinion that any significant adverse impacts associated with the proposed project may be reduced to a less than significant level with the adoption of mitigation measures and that the project does not require the preparation of an Environmental Impact Report (EIR). The MND prepared for the project identifies and discusses potential impacts, mitigation measures, residual impacts and monitoring requirements for identified subject areas. Significant but mitigable effects on the environment are anticipated in the following areas: **Biological Resources, Cultural Resources, Geologic Processes, Land Use, Noise, and Water Resources/Flooding**. If the project description changes, P&D will require a reevaluation to consider the changes. This reevaluation will be subject to all regular fees and conditions. If you challenge this environmental document in court, you may be limited to raising only those issues raised by you or others in written correspondence or in hearings on the proposed project.

DOCUMENT AVAILABILITY: If a copy of the draft MND is not attached, the draft MND may be obtained and all documents incorporated by reference in the MND may be reviewed at the P&D office located at 624 Foster Road, Suite C, Santa Maria and on the P&D website at <https://cosantabarbara.app.box.com/s/o9fp2865sykaqn98s0702plaa96xi7t5/folder/71973978186>. Draft documents are also available for review at the Solvang Public Library, 1745 Mission Drive, Solvang, CA 93463.

HOW TO COMMENT: Please provide comments to the project planner, Tina Mitchell, via email at tmitchell@countyofsb.org or telephone at (805) 934-6289, prior to the close of public comment on September 16, 2022 at 5:00 p.m. Please limit comments to environmental issues such as traffic, biology, noise, etc. You will receive notice of the dates of future public hearings to consider project approval or denial.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in the hearing, please contact Hearing Support Staff (805) 568-2000. Notification at least 48 hours prior to the hearing will enable Hearing Support Staff to make reasonable arrangements.